

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
SEPTEMBER 21, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Don Hines, Jeff Larsen, Gene Dziza, Frank DeKort, Kathy Robertson, Tim Calaway and Kim Fleming. Cal Scott had an excused absence. Traci Sears-Tull, Eric Giles and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 20 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**PRELIMINARY
PLAT/
SHERMAN**

A request by Kaythern Sherman Trust for Preliminary Plat approval of Sherman Subdivision, a two (2) lot single-family residential subdivision on approximately 4.500 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 769 Pleasant Valley Road in Marion, MT, and can further be described as Tract 3GC in Section 10, Township 27 North, Range 24 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Eric Giles reviewed Staff Report FPP-05-45 for the Board.

MOTION

Dziza made a motion seconded by Calaway to adopt Staff Report FPP-05-45 with the amended conditions and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/
RIVERVIEW
OVERLOOK**

A request by Sylvia Frame for Preliminary Plat approval of Riverview Overlook Subdivision, a sixteen (16) lot single-family residential subdivision on approximately 14.78 acres. All lots in the subdivision are proposed to have multiple-user water and neighborhood sewer systems. The property is located at 2085 MT Highway 35, and can further be described as Tracts 2B and 2BC in Section 2, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-32b for the Board.

MOTION

Calaway made a motion seconded by Robertson to adopt Staff Report FPP-05-32b as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/DEER
MEADOWS**

A request by Flathead Geomatics on behalf of Judah and Tanya Gersh for Preliminary Plat approval of Deer Meadows, an eight (8) lot single-family residential subdivision on approximately 20.47 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1823 Conn Road and can further be described as Lot 2, Lowitz Subdivision in Section 15, Township 30 North, Range 21 West, P.M.M., Flathead County, Montana.

Don Hines stepped down.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-43 the Board.

MOTION

Robertson made a motion seconded by DeKort to adopt Staff Report FPP-05-43 as findings of fact and recommended denial to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

MOTION

Fleming made a motion seconded by Robertson to have Staff write a letter stating their reasons for denial of this proposal.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/YO BEAR
ESTATES**

A request by Sylvia Ostroot for Preliminary Plat approval of Yo Bear Estates Subdivision, a four (4) lot single-family residential subdivision on approximately 14.50 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1860 Tamarack Lane, and can further be described as Lot 1 of JW Tracts in Section 1, Township 30 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-46 for the Board.

MOTION

Larsen made a motion seconded by Robertson to adopt Staff Report FPP-05-46 as findings of fact with the amended conditions and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/
SUBDIVISION
#251**

A request by Rhonda L. Lindner and Hanggi Childrens Properties, LLC for Preliminary Plat approval of Subdivision #251, a four (4) lot single-family residential subdivision on approximately 9.00 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of North Fork Murr Creek Road, East of McGregor Lake, and can further be described as Tract 3AB in Section 10, Township 26 North, Range 25 West, P.M.M., Flathead County, Montana.

STAFF REPORT Traci Sears-Tull reviewed Staff Report FPP-05-48 for the Board.

MOTION Robertson made a motion seconded by DeKort to adopt Staff Report FPP-04-07a as findings of fact with the amended conditions and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

NEW BUSINESS None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:30 p.m. on a motion by Robertson seconded by Dziza. The next meeting will be held at 6:00 p.m. on September 28, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 10/20/05